

**OWNER'S CERTIFICATE**  
STATE OF TEXAS §  
COUNTY OF COLLIN §  
CITY OF FRISCO §  
WHEREAS, THE 2478 JOINT VENTURE AND BAPTIST CHURCH LOAN CORPORATION are the owners of a tract of land out of the J. Dillingham Survey, Abstract No. 282, City of Frisco, Collin County, Texas, being part of a tract of land described in deed to The 2478 Joint Venture, recorded in Clerk's File No. 92-0014476, Land Records of Collin County, Texas, being all of the tract of land described in Special Warranty Deed to Baptist Church Loan Corporation recorded in Instrument No. 20070423000540780, Official Public Records of Collin County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found in the west right-of-way line of Custer Road (F.M. 2478, a variable width right-of-way); said point being the northeast corner of said Baptist Church Loan Corporation tract;

**THENCE** with said west right-of-way line, South 00°20'50" East, a distance of 817.99 feet to a brass monument found for corner;

**THENCE** with said west right-of-way line, South 09°07'26" West, a distance of 163.25 feet to a 5/8" iron rod with "KHA" cap set for corner;

**THENCE** with said west right-of-way line, South 00°22'00" East, a distance of 70.13 feet to a point for corner in a creek; said point also being in the north line of Lot 1, Custer Creek Farms Addition, an addition to the City of Frisco, Texas according to the plat recorded in Cabinet B, Page 222, Map Records of Collin County, Texas;

**THENCE** with said creek and the northeasterly line of said addition, the following courses and distances:  
South 84°20'53" West, a distance of 232.77 feet to a point for corner;  
North 75°45'06" West, a distance of 277.06 feet to a point for corner;  
North 85°39'29" West, a distance of 158.40 feet to a point for corner;  
North 49°07'56" West, a distance of 149.10 feet to a point for corner;  
North 03°46'48" East, a distance of 284.13 feet to a point for corner;  
North 10°59'55" East, a distance of 105.40 feet to a point for corner;  
North 04°54'10" West, a distance of 144.41 feet to a point for corner;  
North 27°52'43" West, a distance of 99.81 feet to a point for corner;  
North 40°07'28" West, a distance of 111.54 feet to a point for corner;  
South 87°28'19" West, a distance of 140.30 feet to a point for corner;  
North 64°03'21" West, a distance of 120.91 feet to a point for corner;  
North 82°35'44" West, a distance of 79.25 feet to a point for corner;  
North 63°24'23" West, a distance of 148.04 feet to a point for corner;  
South 65°24'18" West, a distance of 151.37 feet to a point for corner;  
South 89°59'48" West, a distance of 245.42 feet to a point for corner;  
North 66°01'20" West, a distance of 48.09 feet to a point for corner;  
North 37°44'06" West, a distance of 126.27 feet to a point for corner in the south line of Lot 4, Block O, Stonelake Estates, Phase 1, an addition to the City of Frisco, Texas according to the plat recorded in Cabinet P, Page 602, Map Records of Collin County, Texas;

**THENCE** departing said northeasterly line and said creek, and with the south line of said Block O, and Block N of said Stonelake Estates, Phase 1, North 89°40'26" East, a distance of 1847.57 feet to the **POINT OF BEGINNING** and containing 21.493 acres or 936,240 square feet of land.

Bearing system of this survey is based on a line oriented between City of Frisco monuments 1 and 7 found in the field, whose positions are published on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202. The horizontal coordinates of this survey are local surface coordinates derived from Frisco Monument 1.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT THE 2478 Joint Venture and Baptist Church Loan Corporation acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as **CUSTER AT STONEBRIDGE**, Lot 1 and Lot 2, Block A, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. **THE 2478 JOINT VENTURE AND BAPTIST CHURCH LOAN CORPORATION** herein certify the following:

- The streets and alleys herein are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the utility easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Frisco.
- The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Frisco's use thereof.
- The City of Frisco and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Frisco.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

**WITNESS**, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

**THE 2478 JOINT VENTURE**

By: \_\_\_\_\_  
Print Name and Title

**STATE OF TEXAS §**  
**COUNTY OF §**

**BEFORE ME**, the undersigned Authority, A Notary Public in and for said county and state, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

**NOTARY PUBLIC** in and for the STATE OF TEXAS

**BAPTIST CHURCH LOAN CORPORATION**

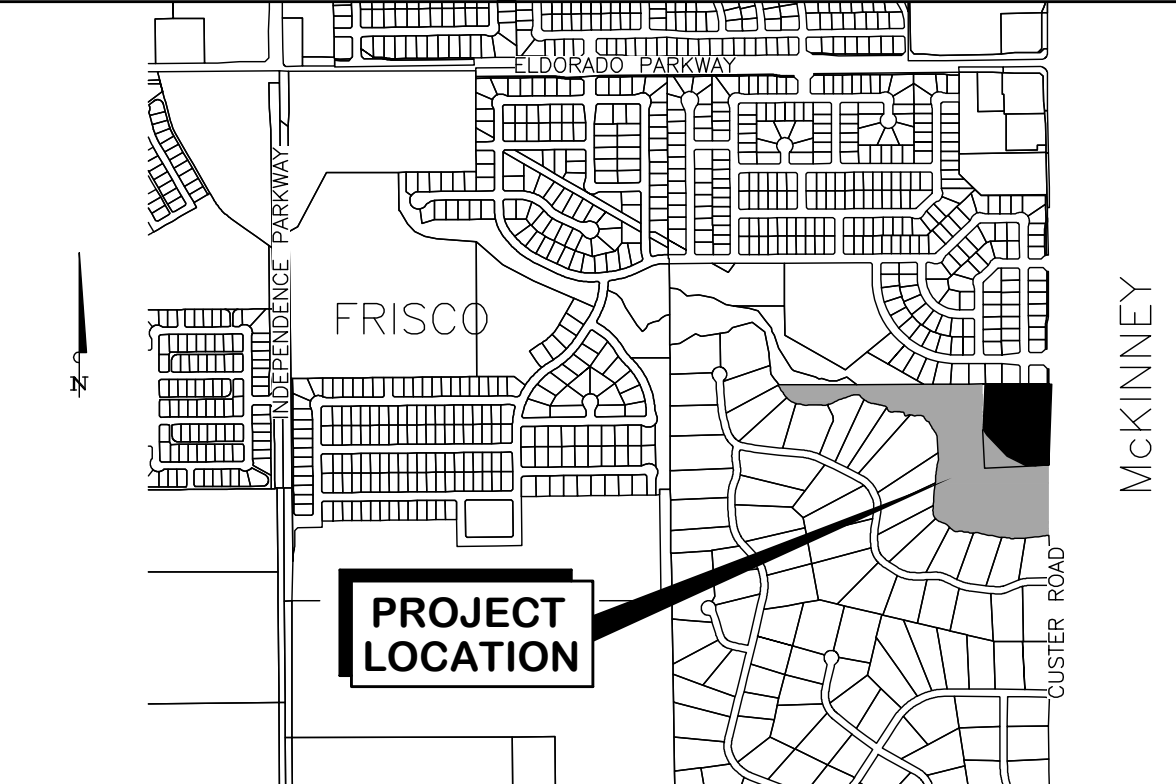
By: \_\_\_\_\_  
PRINT NAME AND TITLE

**STATE OF TEXAS §**  
**COUNTY OF §**

**BEFORE ME**, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREOF EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

**NOTARY PUBLIC** IN AND FOR THE STATE OF TEXAS



VICINITY MAP

**LEGEND**

IRF = IRON ROD FOUND  
IRS = IRON ROD SET  
BMF = BRASS MONUMENT FOUND  
L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS  
M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS  
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

**NOTES**

1.) All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.

2.) Notice : A conveyance plat is a record of property approved by the City of Frisco, Texas, for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Frisco. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

3.) FLOOD STATEMENT: According to Community Panel No. 48085C0265 J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of The City of Frisco, Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, portions of this property are within a special flood hazard area.

**SURVEYORS CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS:

I, DANA BROWN, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the City of Frisco, Texas.

Dated this 22nd. day of June, 2009.

**Dana Brown**  
Registered Professional Land Surveyor #5336  
**Kimley-Horn and Associates, Inc.**  
5750 Genesis Court #200  
Frisco, Texas 75034  
972-335-3580

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

**STATE OF TEXAS §**  
**COUNTY OF COLLIN §**

**BEFORE ME**, the undersigned authority, a Notary Public, on this day personally appeared Dana Brown, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10th. day of June, 2009.

**NOTARY PUBLIC** in and for the STATE OF TEXAS

**OWNER:**  
**Baptist Church Loan Corporation**  
PO BOX 150098  
Dallas, Texas 75315

**CERTIFICATE OF APPROVAL**

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2009 by the Planning & Zoning Commission of the City of Frisco, Texas.

**PLANNING & ZONING COMMISSION CHAIRPERSON**

\_\_\_\_\_  
CITY SECRETARY

\_\_\_\_\_  
CITY ENGINEER

**PLANNING DEPARTMENT**

**OWNER:**  
The 2478 Joint Venture  
5818 Windmier Lane  
Dallas, Texas 75252

**APPLICANT:**  
Kimley-Horn and Associates, Inc.  
12700 Park Central Drive Suite 1800  
Dallas, Texas 75251  
Ph: 972-770-1300  
Contact: Ashley Fryinger

### CONVEYANCE PLAT

OF

## CUSTER AT STONEBRIDGE

LOTS 1 AND 2 BLOCK A

BEING 21.493 ACRES OUT OF THE

**J. DILLINGHAM SURVEY, ABSTRACT NO. 282**

**CITY OF FRISCO, COLLIN COUNTY, TEXAS**

**CITY PROJECT NO. CP 09-0007**

**Kimley-Horn and Associates, Inc.**

5750 Genesis Court, Suite 200  
Frisco, Texas 75034

Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SRD	DAB	07/28/ 2009	064334001	1 OF 1